

# Land Development Code Improvement Committee Main Committee Meeting



Louisville Metro Planning & Design Services

May 7, 2013

# LDC Improvement Committee

## AGENDA

- INTRODUCTIONS / ANNOUNCEMENTS
  - NEW LDC MAIN COMMITTEE MEMBER
- COMPREHENSIVE PLAN UPDATE
- INFILL SUB-COMMITTEE PRESENTATION
- OPEN DISCUSSION
- NEXT SCHEDULED COMMITTEE MEETING
  - TUESDAY, MAY 21, 2013 (DEVELOPMENT REVIEW PROCESS SUB-COMMITTEE RECOMMENDATIONS)
  - 3:00 - 5:00 PM
  - METRO DEVELOPMENT CENTER
  - 444 SOUTH FIFTH STREET
  - FIRST FLOOR CONFERENCE ROOM

# LDC Improvement Committee

- 15 Main Committee Members:
  - Jim King - Metro Councilperson - District 10
  - James Peden - Metro Councilperson - District 23
  - Donnie Blake - Planning Commission Chairman
  - David Proffitt - Planning Commission & Board of Zoning Adjustments Member
  - Chuck Kavanaugh - Homebuilders Association of Louisville
  - Pat Dominik - Sabak, Wilson & Lingo
  - Kathy Linares - Mindel Scott & Associates
  - Deborah Bilitski - Wyatt Tarrant & Combs
  - Barbara Sinai - Crescent Hill Community Council
  - Steve Porter - Attorney
  - Tom FitzGerald - Kentucky Resources Council
  - Teena Halbig - Floyds Fork Environmental Association
  - Kevin Dunlap - Louisville Urban League
  - Gabe Fritz - The Housing Partnership, Inc.
  - Matt Meunier- City of Jeffersontown
  
- Phillip Bills - Director of Planning & Design Services - Ex-officio member
- Jim Mims - Director of Codes and Regulations - Ex-officio member

# Comprehensive Plan Update

# Infill-Update Since Feb. Meeting

- One Traditional Form District System to determine:
  - Whether a parcel should be designated as infill
  - Building Setback Requirements (Front, Street-Side, Side)
  - Building Height Requirement
- One Suburban Form District System to determine:
  - Whether a parcel should be designated as infill
  - Building Setback Requirements (Front, Street-Side, Side)
  - Building Height Requirement
- Infill Variance Statistics
- Allowable Building Height for Each Zone

# Infill-Update Since Feb. Meeting

- 2011 Infill Variance Statistics

- 112 total variance requests reviewed/approved by Board of Zoning Adjustments (BOZA)
- 18% (21 of 112) of total variance requests were infill related
- 51% (58 of 112) had the potential to be infill related (setbacks, building height)
- 36% (21 of 58) of infill eligible variance requests ended up being infill related
- 52% (11 of 21) of infill variances are located in suburban form districts
- 48% (10 of 21) of infill variances are located in traditional form districts
- 71% (15 of 21) of infill variances are related to side yard setback (9 trad/6 sub)
- 24% (5 of 21) of infill variances are related to front yard setback (5 sub/0 trad)
- 5% (1 of 21) of infill variances are related to street-side yard setback (trad)
- There were 0 building height related variance requests reviewed by BOZA in 2011

- Summary

- A significant number of variance requests are infill related.
- Infill variance requests are distributed evenly among the traditional and suburban forms.
- Most infill variance requests are related to side and front yard setback requirements.
- According to BOZA staff, very few building height variances are ever requested. Those that are requested are rarely infill related.



# Infill-Update Since Feb. Meeting

- Allowable Building Height for Each Form/Zone (non-infill)
  - Traditional Neighborhood, Village Center
    - 35' - R-1, R-2, R-3, R-4, PRD
    - 45' - R-5, R-5A, R-5B, R-6, R-7, R-8A, U-N, OR, OR-1, OR-2, OR-3, OTF, C-N, C-R, C-1, C-2, C-3, C-M, M-1, M-2, M-3, EZ-1, W-1, W-2, W-3
  - Traditional Marketplace Corridor
    - Residential - same as Traditional Neighborhood
    - Non-residential - 50' in all zones
  - Town Center
    - Residential - same as Traditional Neighborhood
    - Non-residential - 120' in all zones
  - Traditional Workplace
    - Residential - same as Traditional Neighborhood
    - Non-residential - 45' in all zones
  - Neighborhood, Village Outlying
    - Residential - 35' in R-R, R-E, R-1, R-2, R-3, R-4, R-5, PRD, R-5A, R-5B, R-6, OR, U-N. 45' in R-7, R-8A, OR-1, OR-2, OR-3, OTF, C-R, C-N, C-1, C-2
    - Non-residential - Max. Building Footprint 5,000 SF = 25'/up to 30,000 SF = 30'/up to 80,000 SF = 35'
  - Suburban Marketplace Corridor
    - 60' in all zones
  - Regional Center
    - 150' in all zones
  - Suburban Workplace
    - 50' in all zones
  - Campus
    - Residential - Same as either Traditional Neighborhood or Neighborhood depending upon adjacency (35' or 45')
    - Non-residential - 150' in all zones

# Infill Sub-committee Report

- This sub-committee was charged with reviewing the existing infill related sections of the Land Development Code (LDC) with the objective of making suggestions to the infill development regulations that will improve consistency and simplicity of use.
- Between June 7, 2012 and January 7, 2013 the Infill Sub-committee met 13 times. The meetings averaged seven participants per meeting. Twenty five individuals participated in this sub-committee.
- The LDC defines infill development as development that occurs on vacant or underutilized land in an area within which a majority of the land is developed or in use.
- Currently the infill related regulations are scattered throughout Chapter 5 (Form Districts) of the LDC and the methods used to determine when a property is classified as infill and how to determine infill dimensional requirements such as building height and setbacks vary significantly between the various form districts.
- The fact that there are more than a dozen variations of the infill regulations within the LDC makes the current system confusing and inefficient to the public as well as staff.



# Infill Sub-committee Report

- Goals:
  - 1) To create a single method to determine how a property is classified as infill rather than have multiple methods as we do now.
  - 2) To create a single method to determine building height and front building setback requirements for infill properties.
- The LDC text amendments proposed by the infill sub-committee are grouped into four categories (Item #1, Item #2, etc.). The Main Committee will need to vote on each of the following four items.
- Item #1 - This new text will be the only infill section in the LDC. It is proposed to be located in the General Provisions section of Chapter 5 under Section 5.1.12. This section includes one method to determine whether a property should be classified as infill no matter what form district it is located within. This section also includes one method to determine building height and setback requirements for infill properties. There also is a slight variation of the proposed text specifically for corner infill properties.

# Infill Sub-committee Report

- Item #2 - In Section 4.1.2.B Factory Built Housing there is a reference to the current infill determination method. Since this method is proposed to be changed, this note needs to be amended accordingly.
- Item #3 - As mentioned previously currently there are multiple infill related sections scattered throughout the LDC. This amendment is necessary to replace the old infill sections with references to the new single infill section, which is Item #1 and will be located in Section 5.1.12.
- Item #4 - The group discussed at length whether the infill regulations should be applicable in all form districts, or only in the Traditional Form Districts. Consensus was not reached so staff felt it would be appropriate to present the pros and cons of both sides of the argument so the decision can be made by the LDC Main Committee.
- Item #5 - Section 5.4.1.A.1 and Section 5.4.2.C.2 related to established lot patterns in infill situations are inconsistent with other infill requirements and are difficult to regulate. These sections are proposed to be eliminated.

# Infill Sub-committee Report

- Item #1
- 5.1.12.A Infill Development Regulations (Traditional Form Districts)
- 1. Where 50% or more of the existing lots within the same block face are occupied by principle structures the following infill standards shall apply to proposed buildings and additions to existing buildings rather than the dimensional standards listed in the applicable form district section of the Land Development Code. For the purposes of these infill regulations a block face is defined as the frontage on a public street located between intersecting public or private streets or alleys.

Mayer Ave (North Side) - 15 of 17 parcels are developed (88% of block face)  
Two vacant parcels would be designated "infill".



# Infill Sub-committee Report

- Item #1 (cont.)
- 5.1.12.A Infill Development Regulations (Traditional Form Districts)
- 2. Infill Dimensional Requirements
  - a. Front Yard Setback - The front yard setback line shall fall within the range of the front yard setbacks of the two nearest lots containing principle structures within the same block face. A proposed building on an infill lot must be constructed within this established front yard setback range.

Front setback of a proposed building on the vacant infill lot in this example must fall between 15-20'.





# Infill Sub-committee Report

- Item #1 (cont.)
- 5.1.12.A Infill Development Regulations (Traditional Form Districts)
- 2. Infill Dimensional Requirements
  - b. Side Yard Setback - There are no infill specific side yard setback requirements. Refer to the applicable form district dimensional requirements found in Chapter 5 to determine the side yard setback requirement.
  - c. Rear Yard Setback - There are no infill specific rear yard setback requirements. Refer to the applicable form district dimensional requirements found in Chapter 5 to determine the rear yard setback requirement.

# Infill Sub-committee Report

- Item #1 (cont.)
- 5.1.12.A Infill Development Regulations (Traditional Form Districts)
- 2. Infill Dimensional Requirements

d. Building Height - The building height shall fall within the range of building heights of existing structures within the same block face. In cases where the maximum building height allowed within the applicable form district is greater than the established range within a block face, the maximum building height within the range may be exceeded by up to 25%, but may not exceed the maximum building height allowed within the particular form district. The proposed building height may also be as much as 25% lower than the minimum building height of the established range within the block face.

- Existing range of building heights in block face: 15' - 25'
- Height of proposed building must be between 15' - 25'
- Non-infill building height allowed in TN/R-5: 45'
- High end of established range would be allowed to be exceeded by 25% (31.25')
- Building height could also be 25% lower than low end of established range. (11.25')





# Infill Sub-committee Report

- Item #1 (cont.)
- 5.1.12.A Infill Development Regulations (Traditional Form Districts)
- 2. Infill Dimensional Requirements
- e. Corner Lots
  - i. Building Setbacks
    1. Front Yard Setback - The front yard setback line for structures on infill corner lots shall fall within the range of the front yard or street side yard setbacks of the two nearest lots containing principle structures within the same block face. A proposed building on an infill lot must be constructed within this established front yard setback range. Exception: For non-residential/mixed-use corner lots in Traditional Form Districts see item “5” below.
    2. Street-side Yard Setback - The street side yard setback line for structures on infill corner lots shall be a minimum of three feet. Exception: For non-residential/mixed-use corner lots in Traditional Form Districts see item “5” below.
    3. Side Yard Setback - There are no infill specific side yard setback requirements. Refer to the applicable form district dimensional requirements found in Chapter 5 to determine the side yard setback requirement.

# Infill Sub-committee Report

- Item #1 (cont.)
- 5.1.12.A Infill Development Regulations (Traditional Form Districts)
- 2. Infill Dimensional Requirements
- e. Corner Lots
  - i. Building Setbacks
    - 4. Rear Yard Setback - There are no infill specific rear yard setback requirements. Refer to the applicable form district dimensional requirements found in Chapter 5 to determine the side yard setback requirement.
    - 5. Non-Residential/Mixed-Use Corner Lots in Traditional Form Districts- Section 5.5.1.A.2 requires non-residential and mixed-use buildings on corner lots in Traditional Form Districts to be located between 0 and 5 feet from the right-of-way lines for both streets.

# Infill Sub-committee Report

- Item #1 (cont.)
- Corner Lot Setback Example (Traditional Form Districts)
  - Existing range of front building setbacks within Hale Ave. block face: 15' - 20'
  - Front setback of a proposed building in this example must fall between 15' - 20'.
  - Louis Coleman Jr. Drive is street side yard. 3' minimum setback required.
  - The side setback would be the same as a non-infill parcel, which is 3' in R-5/TN.



# Infill Sub-committee Report

- Item #1 (cont.)
- 5.1.12.A Infill Development Regulations (Traditional Form Districts)
- 2. Infill Dimensional Requirements
- e. Corner Lots
  - ii. Building Height
    1. The building height for proposed structures on all corner infill lots shall fall within the range of building heights of existing structures within each block face the property is located within. In cases where the maximum building height allowed within the applicable form district is greater than the established range within a block face, the maximum building height within the range may be exceeded by up to 25%, but may not exceed the maximum building height allowed within the particular form district. In cases where a corner infill lot is located within two block faces with incompatible established building height ranges, the block face that includes the subject property's front yard shall be used to calculate the building height range. The proposed building height may also be as much as 25% lower than the minimum building height of the established range within the block face.



# Infill Sub-committee Report

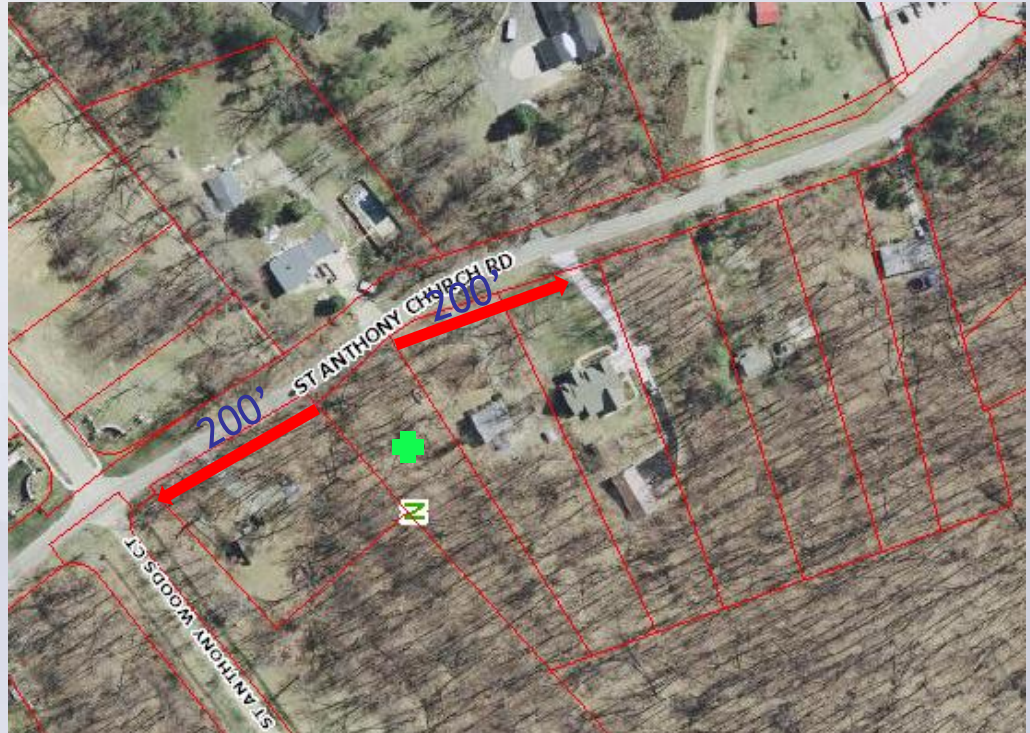
- Item #1 (cont.)
- Corner Lot Building Height Examples (Traditional Form Districts)
  - Example #1 (25% exceedance may also apply)
    - Existing range of building heights within Winkler Ave. block face: 25' - 35' (25% less=18.75')
    - Existing range of building heights within S. 6<sup>th</sup> St. block face: 20' - 30' (25% less=16')
    - Building height of proposed building in this example must fall between 18.75' - 30'.
  - Example #2 (25% exceedance may also apply)
    - Existing range of building heights within Winkler Ave. block face: 30' - 40' (25% less=22.5')
    - Existing range of building heights within S. 6<sup>th</sup> St. block face: 15' - 20' (25% less=11.25')
    - Front yard is on S. 6<sup>th</sup> St., so building height of proposed building in this example must fall between 11.25' - 20'.



# Infill Sub-committee Report

- Item #1 (cont.)
- 5.1.12.B Infill Development Regulations (Suburban Form Districts)
- 1. Where 50% or more of either the lots or street frontage (lineal distance) within 200 feet of the subject site and on the same side of the street are occupied by principal structures, the following requirements apply to proposed buildings and additions to existing buildings instead of applicable standards in Tables 5.3.1 and 5.3.2.

- Measure 200' from front property corners in both directions.
- 100% of the three lots within 400' have principal structures.
- 100% of the 400' of lineal street frontage have principal structures.
- This lot qualifies as infill using both methods.





# Infill Sub-committee Report

- Item #1 (cont.)
- 5.1.12.B Infill Development Regulations (Suburban Form Districts)
- 2. Infill Dimensional Requirements
  - a. Front Yard Setback - The front yard setback line shall fall within the range of the front yard setbacks of the two nearest lots containing principle structures within the same block face. A proposed building on an infill lot must be constructed within this established front yard setback range.

Front setback of a proposed building on the vacant infill lot in this example must fall between 80-115'.



# Infill Sub-committee Report

- Item #1 (cont.)
- 5.1.12.B Infill Development Regulations (Suburban Form Districts)
- 2. Infill Dimensional Requirements
  - b. Side Yard Setback - There are no infill specific side yard setback requirements. Refer to the applicable form district dimensional requirements found in Chapter 5 to determine the side yard setback requirement.
  - c. Rear Yard Setback - There are no infill specific rear yard setback requirements. Refer to the applicable form district dimensional requirements found in Chapter 5 to determine the rear yard setback requirement.
  - d. Building Height - There are no infill specific building height requirements for properties located within the suburban form districts. Refer to the applicable form district dimensional requirements found in Chapter 5 to determine the building height requirement.

# Infill Sub-committee Report

- Item #1 (cont.)
- 5.1.12.B Infill Development Regulations (Suburban Form Districts)
- 2. Infill Dimensional Requirements
- e. Corner Lots
  - i. Building Setbacks
    1. Front Yard and Street-side Yard Setbacks - The front yard and street-side yard setback lines shall fall within the range of the front yard or street-side yard setbacks of the two nearest lots containing principal structures within the same block face. A proposed building on an infill lot must be constructed within this established front yard setback range.
    2. Side Yard Setback - There are no infill specific side yard setback requirements. Refer to the applicable form district dimensional requirements found in Chapter 5 to determine the side yard setback requirement.
    3. Rear Yard Setback - There are no infill specific rear yard setback requirements. Refer to the applicable form district dimensional requirements found in Chapter 5 to determine the rear yard setback requirement.

# Infill Sub-committee Report

- Item #1 (cont.)
- Corner Lot Setback Example (Suburban Form Districts)
  - Front setbacks of two nearest buildings facing Miles Ln: 30' - 32'
  - Front setbacks of two nearest buildings facing Shepherdsville Rd: 35' - 38'
  - Setback of proposed building facing Miles Ln. must fall between 30' - 32'.
  - Setback of proposed building facing Shepherdsville Rd. must fall between 35' - 38'.
  - The side setback would be the same as a non-infill parcel, which is 5' in R-4/N.





# Infill Sub-committee Report

- Item #1 (cont.)
- 5.1.12.B Infill Development Regulations (Suburban Form Districts)
- 2. Infill Dimensional Requirements
- e. Corner Lots
  - ii. Building Height
    - 1. There are no infill specific building height requirements for properties located within the suburban form districts. Refer to the applicable form district dimensional requirements found in Chapter 5 to determine the building height requirement.

See paragraph “C” on page 5 of staff report for “Miscellaneous Infill Regulations and Exemptions.”

# Infill Sub-committee Report

- Item #2
- A note in Section 4.1.2.B Factory Built Housing references the definition of infill, but since the definition is proposed to change this note should be amended as follows: “Note: Infill Properties - See the infill determination methods in Section 5.1.12.”



# Infill Sub-committee Report

- Item #3

- As a result of redefining how infill development is regulated with the new methods listed in proposed Item #1, there are several existing sections of the LDC that will need to be either revised or eliminated. They are listed here:
  1. Section 5.2.2.C - Traditional Neighborhood Form District
    - a. Remove all infill related regulations. Replace with reference to Section 5.1.12. Keep non-infill related regulations.
  2. Section 5.2.3.D.3 - Traditional Marketplace Corridor Form District
    - a. Remove all infill related regulations. Replace with reference to Section 5.1.12. Keep non-infill related regulations.
  3. Section 5.2.4.C.3 - Town Center Form District
    - a. Remove all infill related regulations. Replace with reference to Section 5.1.12. Keep non-infill related regulations.
  4. Section 5.2.5.C.3 - Traditional Workplace Form District
    - a. Remove all infill related regulations. Replace with reference to Section 5.1.12. Keep non-infill related regulations.
  5. Section 5.2.6.E - Village Form District - Center
    - a. Remove all infill related regulations. Replace with reference to Section 5.1.12. Keep non-infill related regulations.

# Infill Sub-committee Report

- Item #3 (cont.)
- As a result of redefining how infill development is regulated with the new methods listed in proposed Item #1, there are several existing sections of the LDC that will need to be either revised or eliminated. They are listed here:
  6. Section 5.3.1.C - Neighborhood Form District
    - a. Remove all infill related regulations. Replace with reference to Section 5.1.12. Keep non-infill related regulations.
  7. Section 5.4.1 - Residential Site Design - Traditional
    - a. Section 5.4.1.A - Remove old infill reference and add new reference to Section 5.1.12. Keep non-infill related regulations.
    - b. Remove Section 5.4.1.A.1. *(This item removed. See Item #5.)*
    - c. Section 5.4.1.B.3 - Remove old infill reference and add new reference to Section 5.1.12.
    - d. Section 5.4.1.C.6 - Remove old infill reference and add new reference to Section 5.1.12.
  8. Section 5.4.2 - Residential Site Design - Suburban
    - a. Section 5.4.2.C - Remove all infill related regulations. Replace with reference to Section 5.1.12.

# Infill Sub-committee Report

- **Item #4**

- The LDC Infill Development Standards Sub-committee did not reach consensus on whether to eliminate the application of the infill development standards in the Suburban Form Districts. Both sides of this issue will be presented to the LDC Main Committee for discussion and a decision.
1. Suburban Form Districts:
    - a. Neighborhood
    - b. Suburban Marketplace Corridor
    - c. Regional Center
    - d. Suburban Workplace
    - e. Campus
    - f. Village - Outlying
  2. Traditional Form Districts:
    - a. Traditional Neighborhood
    - b. Traditional Marketplace Corridor
    - c. Town Center
    - d. Traditional Workplace
    - e. Village - Center
    - f. Downtown (Within Traditional Form District category, but does not include specific infill development standards, existing or proposed.)

# Core Graphic 17

Form Districts: September 23, 2009



**CORNERSTONE**

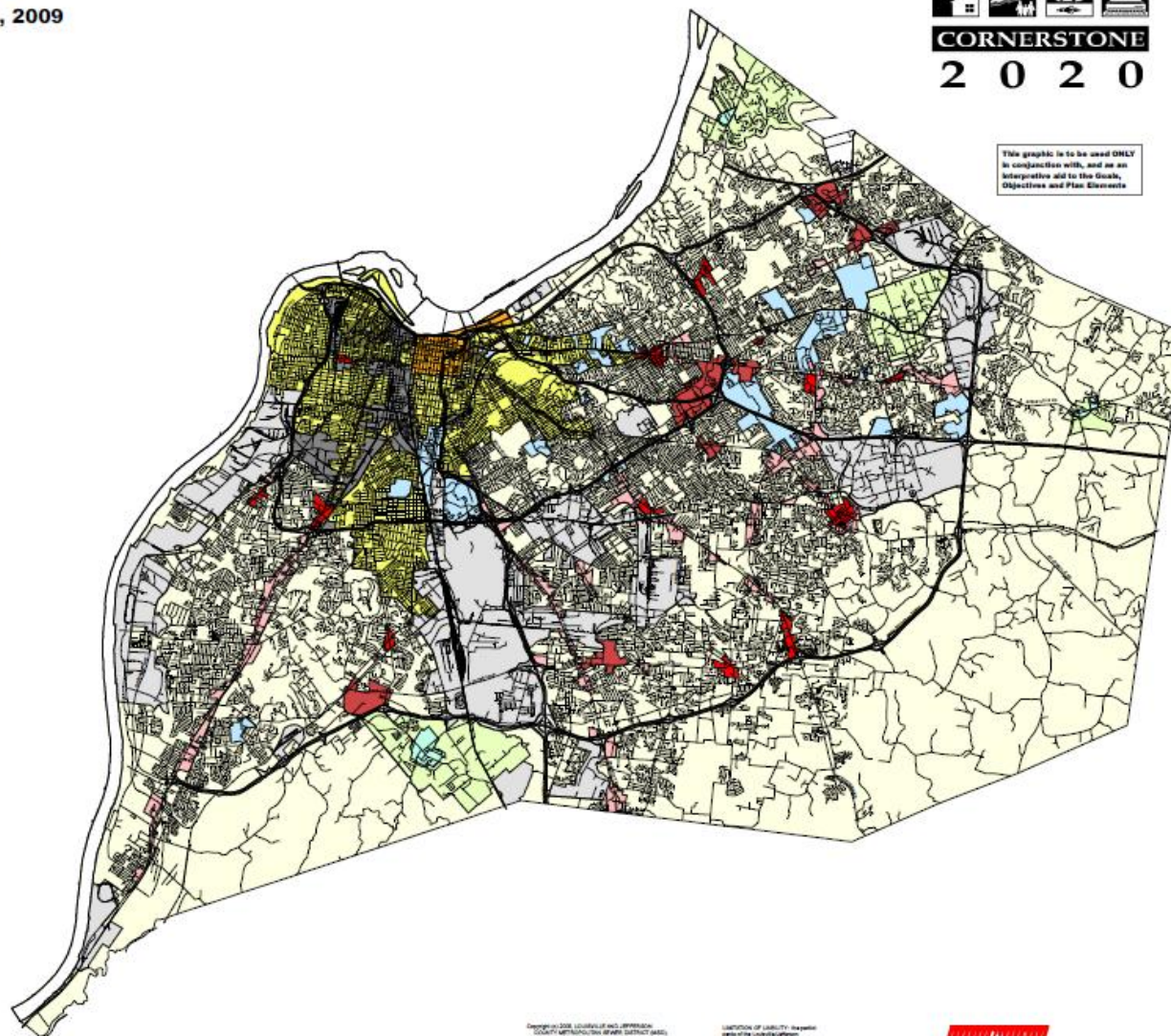
**2020**

## Legend

### FORM DISTRICT

- DOWNTOWN
- TRADITIONAL NEIGHBORHOOD
- TRADITIONAL MARKETPLACE CORRIDOR
- TRADITIONAL WORKPLACE
- NEIGHBORHOOD
- SUBURBAN MARKETPLACE CORRIDOR
- SUBURBAN WORKPLACE
- TOWN CENTER
- REGIONAL CENTER
- CAMPUS
- VILLAGE
- VILLAGE CENTER
- INTERSTATE RIGHT OF WAY,  
OHIO RIVER OR  
NO FORM DISTRICT IN EFFECT

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in conjunction with, and as an  
interpretive aid to the Goals,  
Objectives and Plan Elements



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Core Graphic 17: Form Districts: September 23, 2009



# Infill Sub-committee Report

- Item #4 (cont.)

- The primary purpose of having infill development regulations is to assist in the preservation of existing development patterns and characteristics of our neighborhoods.
- Zoning regulations were first adopted by the City of Louisville in 1931, and by Jefferson County in 1943.
- Most of Louisville's urban neighborhoods were developed before 1943 without the guidance of any city-wide zoning regulations. These same areas are mostly classified today as one of the Traditional Form Districts.
- Most of Louisville's suburban neighborhoods were developed after 1943 with the guidance of city-wide zoning regulations. These same areas are mostly classified today as one of the Suburban Form Districts.
- There are no absolutes. There are certainly exceptions to the above statements scattered throughout the city.
- Either option will result in a much better infill development regulations system.

# Infill Sub-committee Report

- Item #4 (cont.)

- **OPTION #1** - Only apply infill development regulations in Traditional Form Districts

## PROS

- Suburban areas were largely developed using city-wide zoning regulations that were likely written based on predominant development patterns of the time. Traditional areas did not have such guidance and are more likely to be developed out of compliance with current zoning regulations, thereby increasing the importance of infill regulations as a preservation tool.
- Vast majority of infill opportunities are located within the Traditional Form Districts. Not enough infill opportunities in the suburban areas to warrant application of infill regulations in Suburban Form Districts.
- Simplification of use of infill regulations by significantly reducing the area of Louisville subject to them. PDS staff and property owners would be less likely to have to use the sometimes complicated infill calculations.

## CONS

- A relatively small number of vacant lots in suburban form districts could potentially be developed out of character with neighboring properties.
- There could be a small number of instances where a suburban property owner would have to request a variance in order to be compatible with neighboring properties.
- Suburban Form District property owners care just as much about preserving the character of their neighborhoods as Traditional Form District property owners do.



# Infill Sub-committee Report

- Item #4 (cont.)
- **OPTION #2** - Apply infill development regulations in all form districts

## PROS

- This option would provide an additional tool for suburban property owners who wish to preserve the character of their neighborhoods.
- This option would eliminate the relatively small number of vacant lots in suburban form districts that could potentially be developed out of character with neighboring properties.
- This option would potentially eliminate a small number of variance requests needed to allow a suburban property to be compatible with neighboring properties.

## CONS

- This option would keep seldom used regulations in the Land Development Code since very few infill opportunities are located in the Suburban Form Districts.

# Infill Sub-committee Report

- Item #5

- The LDC section below applies to all residential infill properties in traditional and suburban form districts. The sub-committee discussed whether keeping this established lot pattern regulation in the LDC is beneficial. For the following reasons the sub-committee proposes eliminating the requirement below:
  - Infill is about preserving the character of the physical development pattern of neighborhoods. All other infill related LDC regulations are directly related to the placement or size of a physical structure. This requirement instead is based on lot size.
  - The LDC does not give a clear method on how lot width and depth should be measured. Unless lots are shaped like perfect rectangles it can be difficult to determine the lot width and depth.
  - Lot depth is not commonly regulated throughout the LDC.
  - Staff and the public must rely on LOJIC mapping or PVA information to determine lot width and depth. Requiring a survey to be conducted on each parcel is the only true way to get an accurate measurement of lot width and depth.
- Section 5.4.1.A.1 and Section 5.4.2.C.2 - General infill standards apply to the following:
  - 1. New lots in an Infill Context shall not be less than 80% of the established lot pattern (average lot width and depth) and shall comply with the minimum lot size of the applicable zoning and form districts.

# Website Information

- [www.louisvilleky.gov](http://www.louisvilleky.gov)
- Navigate to Planning & Design Services Department page
- Select Land Development Code Icon
- Select Land Development Code Improvement Committee Link

## Land Development Code Improvement Committee

One of the recommendations from the Planning & Design Services audit is to update and simplify the Land Development Code. The Land Development Code (LDC) Improvement Committee consists of Louisville Metro Government staff, representatives from the development industry, representatives from neighborhood groups, as well as other organizations and citizen groups. The LDC Committee will meet regularly to discuss suggested changes to the LDC. These suggestions have been received from various interested parties and citizens throughout the community.

The LDC Committee has completed the first phase of the project that focused on minor technical changes that will improve the functionality of the LDC.

The Planning Commission recommended approval of Round One of text amendments to the Land Development Code on March 29, 2012. This recommendation is to legislative bodies with zoning authority in Louisville Metro.

### [Minutes from Text Amendment Review at Planning Commission March 29](#)

#### Planning Committee discussion of Round One of LDC Text Amendments

##### [Minutes from the February 9, 2012 Planning Committee Meeting](#)

(The section of the minutes from the February 9 Planning Committee meeting that cover Round One discussion are highlighted in yellow and begin on page 4.)

#### Updated Committee Comment List [June 1, 2012](#)

#### Proposed Text Amendments [Proposed LDC Text Amendment List DRAFT](#)

<u><a href="#">Meeting Date</a></u>	<u><a href="#">Agenda</a></u>	<u><a href="#">Meeting Summary</a></u>
<u><a href="#">Round Two Meetings:</a></u>		
May 22, 2012	<u><a href="#">agenda</a></u>	<u><a href="#">Round Two Kick-Off Meeting Presentation</a></u> <u><a href="#">summary</a></u>
<u><a href="#">Round One Meetings:</a></u>		
January 17, 2012	<u><a href="#">agenda</a></u>	<u><a href="#">summary</a></u>
December 20, 2011	<u><a href="#">agenda</a></u>	<u><a href="#">summary</a></u>
December 6, 2011	<u><a href="#">agenda</a></u>	<u><a href="#">summary</a></u>
November 22, 2011	<u><a href="#">agenda</a></u>	<u><a href="#">summary</a></u>
November 8, 2011	<u><a href="#">agenda</a></u>	<u><a href="#">summary</a></u>
October 25, 2011	<u><a href="#">agenda</a></u>	<u><a href="#">summary</a></u>
October 11, 2011	<u><a href="#">agenda</a></u>	<u><a href="#">summary</a></u>
September 27, 2011	<u><a href="#">agenda</a></u>	<u><a href="#">summary</a></u>

## Subcommittees

Subcommittees of the Land Development Code Improvement Committee have been formed to study particular sections and issues in the code. These subcommittees and meeting dates are listed below. Additional information about the work of each subcommittee will be posted as it becomes available.

All meetings will occur in the Metro Development Center, 444 S. Fifth Street.

**Permitted/Conditional Use Listings Review** - June 14 - 3:00 - 4:30 pm - 6th floor conference room

The following meetings will be conducted in the **first floor conference room**:

**Form Districts** - June 26 - 3:00 to 4:30 pm

**Infill Development Standards** - June 26, July 10, and July 24 - 9:00 to 10:30 am

**Landscaping/Tree Canopy Requirements** - June 25, July 9, and July 23 - 3:00 to 4:30 pm

**Development Review Process** - Monday, June 11<sup>th</sup> - 2:00 to 3:30 pm

**Fair & Affordable Housing** - Tuesday, June 12<sup>th</sup> - 9:00 to 10:30 am

**Major/Minor Subdivisions** - Tuesday, June 12<sup>th</sup> - 2:00 to 3:30 pm

**Transportation/Mobility/Parking** - Wednesday, June 13<sup>th</sup> - 10:00 to 11:30 am

**Miscellaneous Research** - Wednesday, June 13<sup>th</sup> - 2:00 to 3:30 pm

# Current Side Yard Infill Requirement

- Applicable in All Form Districts

The side yard setback shall either fall within the range of those of the two closest constructed properties or shall be 3 feet, whichever is greater.

